

**Inc. Village of Northport
Approved Minutes of the Planning Board**

July 26, 2011

There was a regularly scheduled meeting of the Planning Board held tonight at Village Hall beginning at 7:00pm. Present were: Chairman Richard Boziwick, Paul Ersboll, Robert Flynn, Martin Rebholz, Lizbeth Thalheimer, Gene Guido, Village Administrator, Ed Gathman, Planning Board Attorney and Joy Nygren, Planning Board Secretary. Also present was Village Consultant Joseph Correia.

Approval of the Minutes

The minutes of the June 28, 2011 meeting, were, on the motion of Chairman Boziwick, seconded by Mr. Flynn, with Ms. Thalheimer and Mr. Rebholz abstaining as they were not present, approved.

Gempport, Site Plan #66 – site plan modification

Present were Patrick Glennon, the applicant, and John Breslin, attorney.

Mr. Breslin stated that after reviewing the approved site plan with the engineers, and with the price of steel skyrocketing, that Mr. Glennon had been exploring other options for the retaining walls. He went on to state that there is a block product that Mr. Glennon would like to use for a portion of the wall that would be more aesthetically pleasing. In using the other product, Mr. Glennon stated that probably at least one parking space would be lost, but that there are more spaces provided than are required. He went on to say that some of the landscaped islands would also be removed, but that some of those were added to block the less aesthetically pleasing steel wall. The Board was in agreement that Mr. Glennon should move forward with the new product.

Danny's Plat, subdivision # 135

Present were Patrick Glennon, the applicant, and John Breslin, attorney.

Chairman Boziwick asked Mr. Correia if the required site improvements were complete. Mr. Correia responded that the improvements were done, but that he recommended that the Village retain \$5000.00 in a maintenance bond for a period of one year. The Board briefly discussed the matter.

On the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board waived the reading of the resolution, and on the motion of Chairman Boziwick, seconded by Mr. Flynn, the Board unanimously adopted the following resolution:

- WHEREAS: In a letter dated April 5, 2011, Patrick Glennon requested a final inspection release of the \$23,244.00 bond on the Subdivision known as Danny's Plat #135, and
- WHEREAS: An April 29, 2011 letter from Joseph Correia, listed several items that were incomplete, and
- WHEREAS: The May 16, 2011 Patrick Glennon letter, states that all the listed items have been completed and the revised as-built was submitted, and
- WHEREAS: The Joseph Correia reports, dated May 25, 2011 and July 21, 2011, confirm that all items have been completed inspected and approved, and
- WHEREAS: The report recommends that the Planning Board release the current \$23,244.00 bond, and
- WHEREAS: The report further recommends that the Planning Board consider requiring a one year \$5,000.00 maintenance subject to approval by the Board of Trustees, now therefore
- BE IT RESOLVED: That the current \$23,244.00 cash bond is hereby released, and that the Public Hearing for the requested bond reduction is hereby waived, and
- BE IT FURTHER RESOLVED: That the bond release is subject to the following condition:
1. The submission and acceptance, by the Board of Trustees, of a one year \$5,000.00 cash maintenance bond.

Scudder Restaurant Corp. – site plan waiver

There was no representation for this matter.

The Board briefly discussed this matter, and noted that the letter requesting the waiver was vague, and didn't give any information. Since there was no representation, the matter was tabled.

Yogurt Crazy – site plan waiver

There was no representation for this matter.

The Board briefly discussed this matter, and since there was no representation for this matter, tabled the request. The Board directed the Secretary to contact the applicant to submit more information, including parking calculations, seating inside and out, and change of use.

On the motion of Chairman Boziwick, seconded by Mr. Rebholz, the meeting was adjourned. The next regularly scheduled meeting of the Planning Board will be held on Tuesday, September 27, 2011 at 7pm.